

AFTER RECORDING RETURN TO:
Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
ALLEN CYPRESS MEADOWS HOMEOWNERS ASSOCIATION INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of ALLEN CYPRESS MEADOWS HOMEOWNERS ASSOCIATION INC., a Texas non-profit corporation (the "*Association*").

W I T N E S S E T H :

WHEREAS, that certain Declaration of Covenants, Conditions and Restrictions for Cypress Meadows (the "*Declaration*"), is filed as Instrument No. 20131008001397010 *et. seq.*, and recorded in the Official Public Records of Collin County, Texas, which Declaration, as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision.** The name of the subdivision subject to the Declaration is Cypress Meadows Phase 1; Cypress Meadows Phase 2; and that certain Minor Replat for Cypress Meadows Phase 1, Lots 10-17, Block A.

2. **Name and Mailing Address of the Association.** The name of the Association is Allen Cypress Meadows Homeowners Association Inc., located at 1024 S Greenville Avenue, Suite 230, Allen, Texas 75002.

3. **Recording Data for the Subdivision.** The recording data for the subdivision is Cypress Meadows Phase 1, an Addition to the City of Allen, Collin County, Texas, according to the Plat recorded as Instrument No. 20131008010002940, along with that certain Cypress Meadows Phase 2, filed as Instrument No. 20150903010003190 of the Official Map/Plat Records of Collin

County, Texas; and the Minor Replat for Cypress Meadows Phase 1, Lots 10-17, Block A, filed as Instrument No. 20140321010000900 of the Official Map/Plat Records of Collin County, Texas.

4. **Recording Data for the Declaration.** The Declaration is filed as Instrument No. 20131008001397010 *et. seq.*, and recorded in the Official Public Records of Collin County, Texas; and is amended by that certain First Amendment to the Declaration of Covenants, Conditions and Restrictions for Cypress Meadows, filed as Instrument No. 20140819000890090 and recorded in the Official Public Records of Collin County, Texas; and that certain Supplemental Declaration of Covenants, Conditions and Restrictions for Cypress Meadows, Phase 2, filed as Instrument No. 20151124001479770, and any additional amendments thereof or supplements thereto recorded in the Official Public Records of Collin County, Texas.

5. **Name and Contact Information for the Managing Agent of the Association.** The Association's managing agent is Neighborhood Management, Inc., located at 1024 S Greenville Avenue, Suite 230, Allen, Texas 75002, telephone number (972) 359-1548, and email at managementcertificate@nmitx.com.

6. **Website.** The Association's website may be found at <https://neighborhoodmanagement.com>.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) up to \$375.00 as resale certificate fee; (ii) up to \$75.00 for resale certificate update; (iii) up to \$250.00 transfer fee; and (iv) optional property inspection fee of \$150.00.


8. **Resale Certificates** Resale Certificates may be requested by contacting the Association c/o HomeWiseDocs via <https://neighborhoodmanagement.com> or www.homewisedocs.com. The phone number for HomeWiseDocs is (866) 925-5004. Alternatively, you may contact the Neighborhood Management, Inc. office, located at 1024 S Greenville Avenue, Suite 230, Allen, Texas 75002, telephone number (972) 359-1548, and email at managementcertificate@nmitx.com.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

**ALLEN CYPRESS MEADOWS HOMEOWNERS
ASSOCIATION INC.,
a Texas non-profit corporation**

By: Neighborhood Management, Inc.
Its: Managing Agent

By: 
Beverly Coghlan, Managing Agent

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This instrument was acknowledged before me on the 9th day of September, 2021, by Beverly Coghlan, Community Manager at Neighborhood Management, Inc., the Managing Agent of Allen Cypress Meadows Homeowners Association Inc., a Texas non-profit corporation.

Deann Weeks
Notary Public, State of Texas

